175.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,800 / 720,800
					USE VALUE:	720,800 / 720,800
					ASSESSED:	720,800 / 720,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		PIEDMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKUSSEN DAVID M & SANDRA A
Owner 2:	TRS/ 34 PIEDMONT ST NOMINEE TR
Owner 3:	
Street 1:	34 PIEDMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MARKUSSEN DAVID M -
Owner 2:	MARKUSSEN SANDRA A -
Street 1:	34 PIEDMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1811 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5498.000	310,700	600	409,500	720,800
Total Card	0.126	310,700	600	409,500	720,800
Total Parcel	0.126	310,700	600	409,500	720,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.00 | /Parcel: 398.00

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 117028

GIS Ref

GIS Ref

Insp Date 08/31/18

PREVIOUS ASSESSMENT

Parcel ID 175.0-0002-0002.0

!13624!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	310,700	600	5,498.	409,500	720,800		Year end	12/23/2021
2021	101	FV	300,800	600	5,498.	409,500	710,900		Year End Roll	12/10/2020
2020	101	FV	300,700	600	5,498.	409,500	710,800	710,800	Year End Roll	12/18/2019
2019	101	FV	242,100	600	5,498.	403,600	646,300	646,300	Year End Roll	1/3/2019
2018	101	FV	241,500	600	5,498.	310,000	552,100	552,100	Year End Roll	12/20/2017
2017	101	FV	241,500	600	5,498.	292,500	534,600	534,600	Year End Roll	1/3/2017
2016	101	FV	241,500	600	5,498.	269,100	511,200	511,200	Year End	1/4/2016
2015	101	FV	225,200	600	5,498.	251,500	477,300	477,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:24:36

LAST REV

Date	Time
04/26/21	15:58:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13624

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARKUSSEN DAVID	77238-330	1	3/16/2021	Convenience	1	No	No		
MCCADDEN SHAWN/	27206-444		4/14/1997		237,000	No	No		Y

USER DEFINED

Prior Id # 1:	117028
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2014	1133	Redo Bat	12,700		9/8/2014			Bathroom remodel.
1/19/2006	39	Re-Roof	5,825					
4/15/1999	194	Manual	10,000					REPLACE WALL/DRIVE

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	Meas/Inspect	HS	Hanne S
10/15/2008	Meas/Inspect	345	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/22/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5498		Sq. Ft.	Site		0	70.	1.06	6									409,456						409,500	

Total AC/HA:	0.12622	Total SF/SM:	5498	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	409,456	Spl Credit		Total:	409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.01099992
Adj $ / SQ:	150.133
Other Features:	110136
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	381683
Depreciation:	70993
Depreciated Total:	310690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

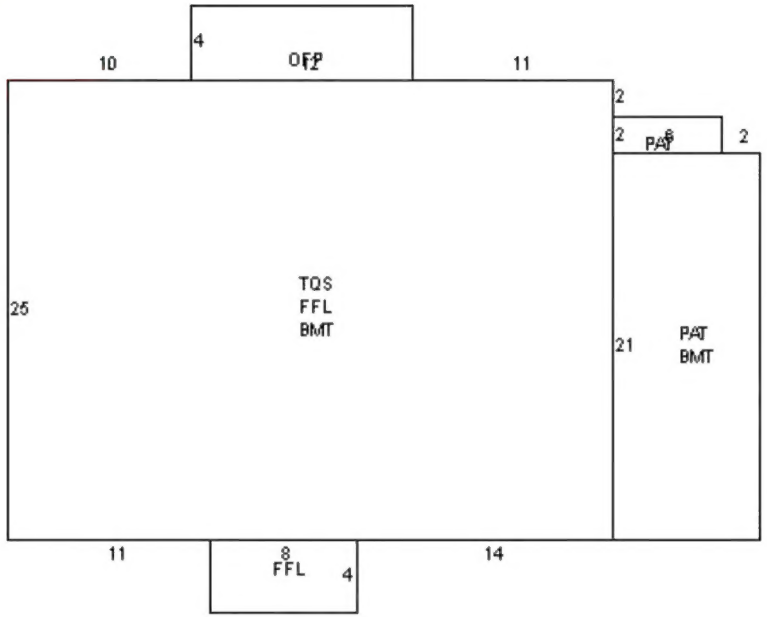
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.13
Special Features:	0	Val/Su Net:	117.91
Final Total:	310700	Val/Su SzAd	219.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	993	56.750	56,353
FFL	First Floor	857	150.130	128,664
TQS	3/4 Story	557	150.130	83,606
PAT	Patio	180	4.380	789
OFP	Open Porch	48	44.480	2,135

Net Sketched Area:	2,635			Total:	271,547
Size Ad	1413.875	Gross Area	2903	FinArea	1811

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
TQS	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	120	A	AV	2007	5.38	T	9.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600